

Send Tax Notice to:

1110 Moody St.
Montevallo, AL 35115

20200831000383900
08/31/2020 01:29:40 PM
DEEDS 1/2

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-five Thousand and 00/100 Dollars (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Elizabeth Mayfield Smith**, a **single person** (herein referred to as grantor, whether one or more) whose mailing address is 713

Denise Ct. Stone Mountain, GA 30087
grant, bargain, sell and convey unto **Timothy R. Cash and Cassidy G. Cash** (herein referred to as grantees) whose mailing address is 1110 Moody St Montevallo, AL 35115

, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address **1110 Moody Street, Montevallo, AL 35115** to wit:

Property lying in the Northwest Quarter of Section 21, Township 22 South, Range 3 West in Shelby County, Alabama being more particularly described as:

Begin at the Intersection of the Northeast right of way of Moody Street and the Northwest right of way of Nabors Street; thence run Northwesterly along Moody Street 65 feet; thence Northeasterly 150 feet; thence Southeasterly 65 feet; thence Southwesterly along the Northwest side of Nabors Street 150 feet to the Point of Beginning.
Lying and being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$114,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Elizabeth M. Smith, Elizabeth Smith and Elizabeth Mayfield Smith are one and the same person

Deed Effective 8/28/2020

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of August, 2020

Elizabeth Mayfield Smith
Elizabeth Mayfield Smith

STATE OF Georgia

Gwinnett COUNTY ss:

I, Ayon D. WALTERS, a Notary Public in and for said county in said state, hereby certify that Elizabeth Mayfield Smith whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 26th day of August, 2020

My Commission Expires: May 19, 2021

[Signature]
Notary Public

(SEAL)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB1743



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2020 01:29:40 PM
\$36.00 JESSICA
20200831000383900

Alvin S. Beal